

**LINCOLN COUNTY FINAL RATIO STUDY REPORT**  
**September 15, 2015**

| COUNTY SUMMARY                 |                    |                      |                        |                    |
|--------------------------------|--------------------|----------------------|------------------------|--------------------|
| PROPERTY CLASSIFICATION        | ASSESSED VALUE     | PROPERTY CLASS RATIO | ESTIMATED MARKET VALUE | TOTAL COUNTY RATIO |
| REAL ESTATE (RESIDENTIAL)      | 32,512,859         | 19.53                | 166,450,926            |                    |
| REAL ESTATE (COMMERCIAL)       | 6,855,530          | 21.02                | 32,617,423             |                    |
| REAL ESTATE (VACANT)           | 25,452,710         | 19.63                | 129,695,338            |                    |
| <b>TOTAL REAL ESTATE</b>       | <b>64,821,099</b>  | <b>19.72</b>         | <b>328,763,687</b>     |                    |
| REAL ESTATE AGRICULTURAL VALUE | 23,868,830         | 20.00                | 119,344,150            |                    |
| PERSONAL (AUTO/OTHER)          | 27,207,993         | 20.01                | 135,952,846            |                    |
| BUSINESS PERSONAL              | 5,426,123          | 20.00                | 27,130,615             |                    |
| <b>GRAND TOTAL</b>             | <b>121,324,045</b> |                      | <b>611,191,298</b>     | <b>19.85</b>       |

| OVERALL RATIO STUDY     |                      |       |              |             |             |       |      |
|-------------------------|----------------------|-------|--------------|-------------|-------------|-------|------|
| PROPERTY CLASSIFICATION |                      | Count | Median Ratio | Lower Bound | Upper Bound | COD   | PRD  |
| REAL ESTATE             | RESIDENTIAL IMPROVED | 64    | 19.53        | 18.95       | 20.69       | 19.60 | 1.06 |
|                         | COMMERCIAL IMPROVED  | 5     | 21.02        | 16.68       | 25.68       | 13.30 | 1.12 |
|                         | VACANT LAND          | 20    | 19.63        | 16.75       | 24.44       | 28.40 | 1.19 |
| AGRICULTURAL            |                      | 98    | 20.00        | 20.00       | 20.00       | 1.80  | 1.01 |
| PERSONAL (AUTO/OTHER)   |                      | 40    | 20.01        |             |             |       |      |
| BUSINESS PERSONAL       |                      | 20    | 20.00        | 20.00       | 20.00       | 0.00  | 1.00 |

\*Although the vacant land COD of 28.40 exceeds the standard of 25.00 for vacant land properties in counties with less than 50,000 parcels; it is below the critical value of 31.49 required to conclude non-compliance at the 95% confidence level for a sample containing (20) sales.

| RATIO STUDY BREAKDOWN BY MARKET AREA |                         |       |              |             |             |       |      |
|--------------------------------------|-------------------------|-------|--------------|-------------|-------------|-------|------|
| MARKET AREA                          | PROPERTY CLASSIFICATION | Count | Median Ratio | Lower Bound | Upper Bound | COD   | PRD  |
| 1                                    | RESIDENTIAL IMPROVED    | 64    | 19.53        | 18.95       | 20.69       | 19.60 | 1.06 |
|                                      | VACANT LAND             | 20    | 19.63        | 16.75       | 24.44       | 28.40 | 1.19 |
|                                      | RESIDENTIAL IMPROVED    |       |              |             |             |       |      |
|                                      | VACANT LAND             |       |              |             |             |       |      |
|                                      | RESIDENTIAL IMPROVED    |       |              |             |             |       |      |
|                                      | VACANT LAND             |       |              |             |             |       |      |
|                                      | RESIDENTIAL IMPROVED    |       |              |             |             |       |      |
|                                      | VACANT LAND             |       |              |             |             |       |      |
|                                      | RESIDENTIAL IMPROVED    |       |              |             |             |       |      |
|                                      | VACANT LAND             |       |              |             |             |       |      |
|                                      | RESIDENTIAL IMPROVED    |       |              |             |             |       |      |
|                                      | VACANT LAND             |       |              |             |             |       |      |

| RATIO STUDY BREAKDOWN BY CITY |                          |       |             |       |                             |       |              |       |                   |       |
|-------------------------------|--------------------------|-------|-------------|-------|-----------------------------|-------|--------------|-------|-------------------|-------|
| RATIO STRATIFICATION          | RESIDENTIAL IMPROVEMENTS |       | VACANT LAND |       | COMMERCIAL/IND IMPROVEMENTS |       | AGRICULTURAL |       | BUSINESS PERSONAL |       |
|                               | COUNT                    | RATIO | COUNT       | RATIO | COUNT                       | RATIO | COUNT        | RATIO | COUNT             | RATIO |
| <b>CITY</b>                   |                          |       |             |       |                             |       |              |       |                   |       |
| Gould                         | 1                        | 20.86 | 3           | 24.00 | 2                           | 20.74 | 1            | 20.00 | 0                 |       |
| Grady                         | 2                        | 22.96 | 1           | 19.25 | 0                           |       | 1            | 20.00 | 0                 |       |
| Rural                         | 23                       | 20.69 | 10          | 22.53 | 0                           |       | 96           | 20.00 | 0                 |       |
| Star City                     | 38                       | 19.35 | 6           | 18.35 | 3                           | 25.38 | 0            |       | 20                | 20.00 |

| RATIO STUDY BREAKDOWN BY SCHOOL DISTRICT |                          |        |             |       |                             |        |              |       |                   |       |
|--|--------------------------|--------|-------------|-------|-----------------------------|--------|--------------|-------|-------------------|-------|
| RATIO STRATIFICATION                     | RESIDENTIAL IMPROVEMENTS |        | VACANT LAND |       | COMMERCIAL/IND IMPROVEMENTS |        | AGRICULTURAL |       | BUSINESS PERSONAL |       |
|  | COUNT                    | RATIO  | COUNT       | RATIO | COUNT                       | RATIO  | COUNT        | RATIO | COUNT             | RATIO |
| <b>SCHOOL DISTRICT</b>                   |                          |        |             |       |                             |        |              |       |                   |       |
| Drew Central                             | 0                        |        | 1           | 8.89  | 0                           |        | 1            | 19.40 | 0                 |       |
| Dumas                                    | 4                        | 20.615 | 3           | 24.00 | 2                           | 20.736 | 23           | 20.00 | 0                 |       |
| Star City                                | 60                       | 19.475 | 16          | 19.63 | 3                           | 25.384 | 74           | 20.00 | 20                | 20.00 |

# OTHER REAL ESTATE ANALYSIS

| PROPERTY TYPE CODES          |       |
|------------------------------|-------|
| Property Type                | Count |
| AB Agri Bldg Only            | 74    |
| AI Agri Improved             | 1,089 |
| AM Agri Miscellaneous        | 242   |
| AV Agri Vacant               | 4,570 |
| CA Commercial/Agri Vacant    | 11    |
| CB Commercial Bldg Only      | 24    |
| CG Commercial/Agri Improved  | 13    |
| CI Commercial Improved       | 231   |
| CM Commercial Miscellaneous  | 21    |
| CP Commercial MH Park        | 6     |
| CR Commercial/Residential    | 9     |
| CV Commercial Vacant         | 106   |
| EB Exempt Burial             | 2     |
| EC Exempt Comm               | 9     |
| EG Exempt Government         | 7     |
| ER Exempt Religious          | 60    |
| ES Exempt School             | 1     |
| EX Exempt                    | 665   |
| IG Industrial/Agri Improved  | 1     |
| II Industrial Improved       | 4     |
| IV Industrial Vacant         | 11    |
| MH Mobile Home Only          | 511   |
| PS Public Service            | 18    |
| RB Residential Bldg Only     | 27    |
| RI Residential Improved      | 2,929 |
| RM Residential Miscellaneous | 115   |
| RV Residential Vacant        | 1,737 |
| VP Voided Parcel             | 5,040 |

| DEED TYPE CODES |       |
|-----------------|-------|
| Deed Type       | Count |
| Blank           | 399   |
| AD              | 16    |
| AF              | 37    |
| BD              | 6     |
| BF              | 107   |
| CD              | 34    |
| CF              | 167   |
| CP              | 1     |
| CR              | 30    |
| CT              | 33    |
| DA              | 3     |
| ED              | 6     |
| EX              | 61    |
| FD              | 12    |
| LD              | 22    |
| LT              | 1     |
| LW              | 1     |
| LWD             | 4     |
| MD              | 6     |
| QC              | 372   |
| RD              | 139   |
| SW              | 86    |
| SWD             | 4     |
| TD              | 146   |
| W               | 1     |
| WD              | 1,261 |

| VALIDATION CODES |       |
|------------------|-------|
| Validation Code  | Count |
| Blank            | 1,219 |
| AG               | 5     |
| AI               | 1     |
| AL               | 418   |
| AP               | 205   |
| AS               | 8     |
| av               | 1     |
| AV               | 2     |
| CH               | 9     |
| CS               | 26    |
| CT               | 27    |
| CV               | 1     |
| DV               | 10    |
| ES               | 252   |
| EX               | 2     |
| FI               | 59    |
| FS               | 23    |
| GO               | 122   |
| IS               | 1     |
| L                | 1     |
| MH               | 75    |
| MU               | 4     |
| NM               | 14    |
| OT               | 1     |
| PP               | 5     |
| QC               | 1     |
| QS               | 41    |
| RC               | 6     |
| RL               | 143   |
| RV               | 1     |
| TR               | 1     |
| UV               | 115   |
| VA               | 56    |
| VS               | 100   |

## Real Estate Neighborhoods & Market Areas

|                      |                                   |       |
|----------------------|-----------------------------------|-------|
| Residential Improved | # of total parcels                | 2,080 |
|                      | # of sold parcels                 | 311   |
|                      | # of Neighborhoods                | 40    |
|                      | Avg # of parcels per neighborhood | 52    |
|                      | Avg # of sales per neighborhood   | 8     |
|                      | # of Market Areas                 | 1     |
|                      | Avg # of parcels per market area  | 2,080 |
|                      | Avg # of sales per market area    | 311   |
|                      |                                   |       |
|                      |                                   |       |
| Vacant Land          | # of total parcels                | 1,762 |
|                      | # of sold parcels                 | 232   |
|                      | # of Neighborhoods                | 45    |
|                      | Avg # of parcels per neighborhood | 39    |
|                      | Avg # of sales per neighborhood   | 5     |
|                      | # of Market Areas                 | 1     |
|                      | Avg # of parcels per market area  | 1,762 |
|                      | Avg # of sales per market area    | 232   |
|                      |                                   |       |
|                      |                                   |       |
| Commercial Improved  | # of total parcels                | 240   |
|                      | # of sold parcels                 | 44    |
|                      | # of Neighborhoods                | 7     |
|                      | Avg # of parcels per neighborhood | 34    |
|                      | Avg # of sales per neighborhood   | 6     |
|                      | # of Market Areas                 | 1     |
|                      | Avg # of parcels per market area  | 240   |
|                      | Avg # of sales per market area    | 44    |
|                      |                                   |       |
|                      |                                   |       |

\*Market Area counts and Neighborhood counts are based on distinct codes presented in the county data extract. These counts may not truly represent actual market areas and/or neighborhoods if the appraiser used combinations of these codes.

\*Counts are based on data before statistical trimming takes place for the ratio study.

| Sold vs. Unsold Analysis<br>(Real Estate) |            |                 |                    |                  |                    |  |
|---|------------|-----------------|--------------------|------------------|--------------------|--|
|   |            | Parcel<br>Count | Median %<br>Change | Mean %<br>Change | Significance Level | Comments   |
|   |            |                 |                    |                  |                    |  |
| Residential<br>Improved                   | Unsold     | 1,537           | 102.77%            | 104.10%          | 28.80%             | Pass - No meaningful difference found<br>between sold and unsold parcel. |
|   | Sold       | 55              | 102.11%            | 104.56%          |                    |  |
|   | Difference |                 | 0.66%              | 0.46%            |                    |  |
|   |            |                 |                    |                  |                    |  |
| Commercial<br>Improved                    | Unsold     | 155             | 95.64%             | 97.36%           | 85.40%             | Pass - No meaningful difference found<br>between sold and unsold parcel. |
|   | Sold       | 1               | 81.82%             | 81.82%           |                    |  |
|   | Difference |                 | 13.82%             | 15.54%           |                    |  |
|   |            |                 |                    |                  |                    |  |
| Vacant<br>Land                            | Unsold     | 949             | 100.00%            | 99.29%           | 51.70%             | Pass - No meaningful difference found<br>between sold and unsold parcel. |
|   | Sold       | 15              | 100.00%            | 108.24%          |                    |  |
|   | Difference |                 | 0.00%              | 8.95%            |                    |  |

\*Differences of 5% or more in value change between sold and unsold parcels that are significant at or above the 95% confidence level can indicate meaningful differences in the appraisal of sold and unsold parcels. Larger differences (10% or more depending on the number of sales and data distributions) indicate unacceptable differences.